



MEMORANDUM

Diane N. Tradd
Acting Assistant City Manager/Director

R. Eric Slagle
Director

TO: Chairman William Bailey and Members of the Zoning Board of Appeals

FROM: Joseph Giniewicz, Assistant Planner
Department of Planning and Development, Div. of Development Services

CC: Judith Tymon, Senior Planner
Swaathi Joseph, Assistant Planner
Edward Joseph Hammersley, Applicant

DATE: May 6, 2014

RE: Special Permit for 201 Coburn Street

PROJECT SUMMARY

The application submitted by Edward Joseph Hammersley proposes to open a retail sales and training for firearms in a portion of the building located at 201 Coburn Street. The structure currently features a private club (the Polish American Veterans of Lowell). The property lies in the Traditional Single Family (TSF) district and features 93 parking spaces on site.

The applicant is seeking a Special Permit under Section 4.5.2 "Non-Conforming Uses".

ZONING REVIEW

The Board shall grant a Special permit only upon its written determination that the adverse affects of the proposed use and structure do not outweigh its beneficial impacts to the city or the neighborhood, in view of the particular characteristics of the site, and the proposal in relation to that site, and find that the following criteria have been adequately addressed:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood Character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on city services, tax base, and employment.

DEVELOPMENT SERVICES COMMENTS

Development Services and other City Departments have reviewed the application and offer the following comments to the Board for consideration:

1. The Board may wish to inquire as to whether or not any signage for the business will be featured on the property, and if so, may wish to condition an administrative review of any business signage installed on the property.

2. The Board may wish to receive further information regarding the anticipated frequency of trips to the retail operation, the hours of operation for the proposed business, and whether the business is open to the public at all hours of operation or if appointments will be necessary.
3. The Board may wish to have the applicant elaborate on the community meeting mentioned in the provided narrative – approximately how many people attended, how many were residents in the surrounding neighborhood, etc.